

Attractive villa 3 bedrooms, close to Gignac and easy access to Montpellier and the coast.



INFORMATION

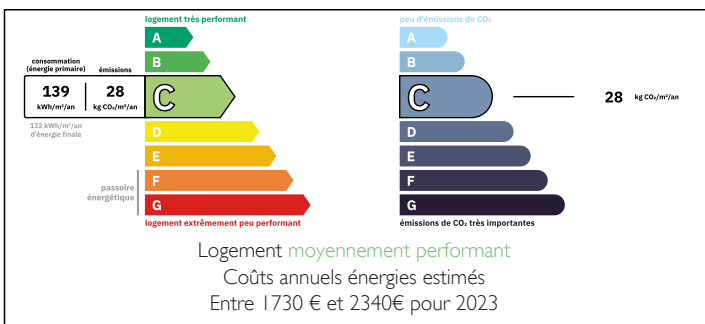
Town:	Saint-André-de-Sangonis
Department:	Hérault
Bed:	3
Bath:	2
Floor:	127 m ²
Plot Size:	650 m ²



IN BRIEF

Ideally situated in a quiet residential area on the edge of the charming village of Saint-André-de-Sangonis, this delightful villa enjoys a highly convenient location within walking distance of all local amenities and with direct access to the A750 motorway. Montpellier is just 35 km away, and the beautiful Mediterranean beaches can be reached in approximately 45 minutes. The thriving town of Gignac, offering a full range of shops, schools and services, is only 5 km from the property — making this an ideal setting for both commuting and everyday family life.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Set within an enclosed, walled garden with well-established trees and plants, there's lots of potential to install a pool and to create a pretty landscaped garden in a pleasant and calm environment. There is space to park several vehicles, as well as a garage featuring a practical mezzanine level for additional storage.

The villa provides approximately 127m² of living space and has a particularly warm and inviting atmosphere. An entrance hall leads into a spacious and light-filled living and dining room, enhanced by three sets of French doors opening onto a generous 30m² terrace with pergola, overlooking the garden — perfect for indoor-outdoor living and entertaining. The living space flows naturally into the kitchen, which also benefits from direct access to the terrace. A separate laundry room connects conveniently to the garage, and a study located just off the living room offers an ideal space for home working or a playroom. Off the entrance hall is a tiled shower room with WC.

Upstairs, a generous landing leads to three well-proportioned bedrooms, one of which benefits from an adjoining dressing room. A family bathroom with bath and shower serves this level.

Comfortable, well-located and full of charm, this property would make an ideal family home or holiday home, offering space, practicality and excellent access to amenities while enjoying the peace of edge of village living.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2112 EUR

NOTES